

Blacksburg Board of Zoning Appeals



Annual Report
2001 - 2002

To: The Honorable Roger E. Hedgepeth, Mayor
The Honorable Ray W. Grubbs, Judge of the Circuit Court
Blacksburg Town Council
Blacksburg Planning Commission
Citizens of Blacksburg

The Blacksburg Board of Zoning Appeals is pleased to present its 2001-2002 Annual Report.

During the past year, the Board has received three requests for variances from the Blacksburg Zoning Ordinance. Of these three requests, one was approved, one was denied, and one was withdrawn. The Board also received two appeals of the Zoning Administrator's decision. Of these two appeals, one was withdrawn and one was denied upholding the Zoning Administrator's decision.

On behalf of the Board, I express our thanks to the Town Council, the Planning Commission, and the citizens of Blacksburg for their continuing support during the past year.

Respectfully Submitted,

William Harris, Chairman
Blacksburg Board of Zoning Appeals



Board of Zoning Appeals

Duties and Terms

The Blacksburg Board of Zoning Appeals is a quasi-judicial body appointed by the Circuit Court. The Board consists of five members and two alternates of the community who receive no compensation for their services. Each holds office for five years and is eligible for reappointment. The Board elects a chairperson and vice-chairperson from its membership each year, and these officers may succeed themselves. The Board generally meets on the second Wednesday of each month, and as required by the Code of Virginia, publishes a legal notice in the newspaper twice before holding public meetings.

The primary duty of the Board of Zoning Appeals is to hear and decide upon appeals for relief from the strict and uniform enforcement of the Town's Zoning Ordinance. By necessity, an ordinance must be uniformly enforced. However, there are occasional mitigating or extraordinary circumstances which warrant a relaxation of some of the requirements in such ways as will not be contrary to the intent of the Zoning Ordinance. The Board is authorized to grant such relief. The Board of Zoning Appeals also decides appeals from administrative decisions and may interpret the Zoning Map.



Town of Blacksburg Planning and Engineering Department

(As of June 30, 2002)

Adele P. Schirmer
Planning and Engineering Director

Debbie Robinson
Customer Services Manager

Kasey Thompson
Administrative Assistant

Tina Brown
NEP Administrative Assistant

Planning

Darren Coffey, AICP
Town Planner

Dan McKinney, AICP
Sr. Comprehensive Planner

Steve Hundley, AICP, CZA
Zoning Administrator

Lisa Browning
Zoning/Town Code Inspector

Chris Lawrence
Sr. Development Administrator

Kim Kirk
NEP Coordinator

Drew Williams
Transportation Planner

Marchant Schneider, Megan Gedney
Planning Interns

Engineering

Randy Formica, PE
Town Engineer

Meredith Tremel, PE
Town Engineer

John Garrett
Engineering Field Inspector

Joel Shrewsbury
Engineering Technician

Lori Lester
Water Programs Technician

Geographic Information Systems

Katherine Smith
GIS Coordinator

Amy Meadows
GIS Technician

Daniel Porter
GIS Technician

Inspectors

Cathy Cook
Building Official

Sam Sapienza
Building Inspector

Everett Stowers
Utility Inspector

Greg Dudash
Property Maint. Official

Roland Canada, David
Darnell
NEP Inspectors

James Higgins
Building Permit Technician



Board of Zoning Appeals

Members and Terms (as of June 30, 2002)

William Harris, Chairman.	March 13, 2001 – June 30, 2004
David C. Heavener.	August 12, 1980 – June 30, 2006
Wayne E. Hensley	September 26, 2000 – June 30, 2005
Wendell Weisend.	January 8, 1982– June 30, 2004
Don Garst	February 10, 1998 – June 30, 2004

Alternates

Lauren Coble.	September 23, 1997 – August 31, 2002
James Wolfe	June 12, 2000 - June 30, 2006



Board of Zoning Appeals

Meeting Dates for the 2001 – 2002 Fiscal Year

November 14, 2001

February 13, 2002

June 12, 2002



Board of Zoning Appeals

Table of Case Actions for July 1, 2001 - June 30, 2002

Case #	Petitioner	Variance Requested	Address	Action	Date of Action
102901	Progress Street Builders	Variance from Ordinance 1216, Village at Tom's Creek Master Plan, Pattern Book. Pattern book states that garages must be behind the front façade zone. Front façade zone is twenty (20) feet deep. Garage is placed 2'-6" into the front façade zone. The applicant requested a 2'-6" variance from the minimum twenty (20) foot zone.	1225 Village Way South	Approved	11/14/01
121401	Mr. Allen Hammond	Owner of the property located at 600 Turner Street, appeals the determination of Notice of Zoning Violation due to over occupancy.	600 Turner Street	Withdrawn	N/A
011102	Mr. Moses Quinones	Variance from Section 3023 (c), rear yard shall be twenty (20) feet and the side yard shall be ten (10) feet. The applicant requested a variance to the rear yard setback of fourteen (14) feet and a variance to the side yard setback of four (4) feet.	1201 Lakewood Drive.	Denied	2/13/02
020802	Kappa Sigma Fraternity	Staff determined a variance could not be requested, because use as a fraternity was legally nonconforming.	607 North Main Street	Withdrawn	N/A
042902	Harvey E. Howard	Owner of the property appeals the determination of a Notice of Zoning Violation due to Scrap and Salvage use in the Rural Residential 1 (RR-1) zoning district, a violation of Zoning Ordinance, Section 3021.	730 Hightop Road	Denied, upheld Z. A. decision	6/12/02

BZA Case # 102901 - 1225 Village Way South – Minimum Garage Setback: Progress Street Builders is applying for a variance from Ordinance 1216, Village at Tom’s Creek Master Plan, Pattern Book, “Lot Type – Village” for property located at 1225 Village Way South (Lot 24, Phase 1). The pattern book states that garages must be placed behind the front façade zone. The front façade zone is twenty (20) feet deep. The garage is placed 2’-6” into the front façade zone. Therefore, the applicant is requesting a 2’-6” variance from the minimum twenty (20) foot zone.

BZA Case # 121401 – 600 Turner Street – Appeal of Notice of Occupancy Violation: Mr. Allen Hammond, owner of the property located at 600 Turner Street in the Town of Blacksburg, appeals the determination of Notice of Zoning Violation due to over occupancy.

BZA Case # 011102 – 1201 Lakewood Drive – Accessory Structure, Side and Rear Yard Setback: Mr. Moses Quinones is applying for a variance from Town of Blacksburg Zoning Ordinance, Section 3023 (c), for property located at 1201 Lakewood Drive. Section 3023 (c) states that the rear yard shall be twenty (20) feet and the side yard shall be ten (10) feet. The applicant proposes to construct an accessory structure six (6) feet from the rear property line and six (6) feet from the side property line. Therefore, the applicant is requesting a variance to the rear yard setback of fourteen (14) feet and a variance to the side yard setback of four (4) feet.

BZA Case # 020802 – 607 North Main Street, Kappa Sigma Fraternity: WITHDRAWN. Staff determined a variance could not be requested, because use as a fraternity was legally nonconforming.

BZA Case # 042902 – 730 Hightop Road – Appeal of Notice of Zoning Violation: Mr. Harvey E. Howard, owner of the property located at 730 Hightop Road in the Town of Blacksburg, appeals the determination of a Notice of Zoning Violation due to Scrap and Salvage use in the Rural Residential 1 (RR-1) zoning district, a violation of Zoning Ordinance, Section 3021.